



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**

33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

□ **Regional Office**

507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

*Writer's E-mail Address:*  
*mje@mhepc.com*

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** MEADOWBROOK ESTATES MAJOR SUBDIVISION  
**PROJECT LOCATION:** OFF N.Y.S. ROUTE 94 (Near Meadowbrook Lodge)  
SECTION 65 – BLOCK 1 – LOT 61.1 and 61.2  
**PROJECT NUMBER:** 01-42  
**DATE:** 13 JUNE 2001  
**DESCRIPTION:** THE APPLICATION IS FOR A 74 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION IN NEW WINDSOR, WITH AN ADDITIONAL 16 LOTS IN THE TOWN OF CORNWALL (90 LOTS TOTAL). THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13 JUNE 2001, 22 MAY 2002 AND 14 AUG 2002 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The project is located to the northwest of the Meadowbrook Lodge. As previously noted the plan has been revised to propose a total of 74 lots in New Windsor, rather than the 165 originally proposed (interim plans also showed 127 and 118 lots). For information purposes, the Cornwall lot count has been reduced to 16 from the original 18 proposed.

As a reminder to the Board, this application is technically “grandfathered” to the former zoning requirements, but has agreed to a decreased density as shown on the plans.

2. The town line results in several of the lots being split between the towns. Lots 11, 12, 13, 16, 17 and 81 are involved. On the final plan, notes should be included which mandate that the residences will be placed such that the primary structure and all accessory structures are within one town jurisdiction.
3. The plans include references to what appear to be intended lot line changes (notations of balances of lots to be conveyed to other lots). This must be properly referenced on the plans.

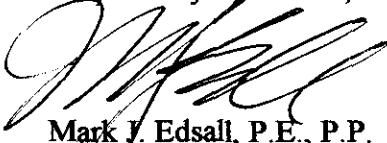
4. This project involves multiple areas which will require further detailed review, following this public hearing, as follows:

- Final zoning compliance must be verified, with net areas after wetland subtractions are made. I have some areas of concern in this regard.
- Road layout, drainage and roadway profiles will require review with the Highway Superintendent. His concurrence with the multiple stormwater ponds must be obtained. (On subsequent plans, the design engineer should insure that all profiles indicate road slopes in all areas; currently several profiles are incomplete).
- The town line cuts roadways. We will need to coordinate between the two highway superintendents relative to maintenance issues.
- Detailed submittals and reviews will be needed relative to the water, sewer and stormwater aspects of the design. These detailed reviews are not complete at this time.
- Capacity of off-site water and sewer facilities is currently being evaluated with the applicant's engineers. At this time, the applicant has, in concept, agreed to an off-site sewage pump station replacement. This will receive further review.
- Submittal to and approvals from the NYSDEC and OCDOH will be required.

5. The Board will receive comments at this Public Hearing that will need evaluation before a SEQRA determination is made. As well, comments are anticipated from the NYSDOT and the special traffic consultant (John Collins Engineers, Phil Grealy, who is reviewing the traffic study for the Town). These comments will require further review.

I suggest that the Board defer any SEQRA determinations until all review comments are received and issues fully addressed.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

